

## Granite Reef Circle Lofts—*A Townhome Community*

### Project Request

#### **Description of Request:**

Granite Reef Circle Lofts is a 20-unit townhouse development oriented around a central amenity area with pool, spa, BBQ and Ramada. Two of the three buildings—a 4-plex and a 10-plex—are made up of townhouses in a slight wedge shape, giving the impression of a circle, although there are no curved walls. The third building is a 6-plex made up of square or rectangular shaped townhouses.

All units are 3 stories with a double attached garage on the main level. Main living areas are on the second level and include generous covered decks overlooking the central amenity area. Primary sleeping areas are on the third level.

The wedge units feature full driveways with partial carports. The whole second level is a large great room. The third level can be configured with two bedrooms and two baths, or three bedrooms and two baths. Total livable square footage is approximately 1669 sq ft.

The square units feature a main level bonus room with rear private terrace. This level can be configured with a bedroom and full bath. The second level has a bedroom, full bath, and a great room with double height living area. This floor can be configured without the bedroom, making an even larger great room. The third level features a large master suite with sitting/study area, and an overlook to the double height living area below. Total livable square footage is approximately 1850 sq ft.

Sand finish stucco and exposed concrete masonry block are the primary exterior materials.

The private inner drive is gated, while leaving generous landscaped open space adjacent to Granite Reef Road ungated.

Architectural Design by Delorme and Associates  
Architects ~ Interiors

8595 East Bell Road, Suite 103  
Scottsdale, AZ  
85260

Date: February 15, 2006  
Project: Granite Reef Circle Lofts Townhomes  
Re: Justification for Variance

### Project Description

Granite Reef Circle Lofts is a 20-unit townhouse development oriented around a central amenity area with pool, spa, BBQ and Ramada. Two of the three buildings—a 4-plex and a 10-plex—are made up of townhouses in a slight wedge shape, giving the impression of a circle, although there are no curved walls. The third building is a 6-plex made up of square or rectangular shaped townhouses and is not considered to be a part of the variance request.

All units are 3 stories with a double attached garage on the main level. Main living areas are on the second level and include generous covered decks overlooking the central amenity area. Primary sleeping areas are on the third level.

The wedge units feature full driveways with partial carports. The whole second level is a large great room. The third level can be configured with two bedrooms and two baths, or three bedrooms and two baths. Total livable square footage is approximately 1669 sq ft.

We are requesting a variance to the R5 residential zoning code--which states that we have to be on either a 0 foot or a 10 foot setback—to allow the design to be an increasing setback on the front (west side) and the rear (east side) of the site, starting at 0' and increasing to 10 feet and more as the building curves away from the property line. It seems that the code as written did not anticipate a curved building on a front or rear property line. In this case, no other building would be built adjacent to it on either the front or rear of the project, thus eliminating any worry of distance to another building.

The circular concept for a multi family project is a new and exciting prospect from the typical row style clusters that are seen in most developments. Being an innovator of design, we are bringing to the Scottsdale community something fresh and new for this infill project. There is currently no other project in the greater Scottsdale area that has proposed a design such as this; therefore new standards and interpretations are being requested to respond to this particular situation

**1-BA-2006**  
2/16/06

- 1 Special circumstances/conditions exist which do not apply to other properties in the district:

This lot is small and odd shaped, and has a large existing vehicle access easement along its south end, which makes fitting traditional rectangular shaped townhouses difficult. The maximum allowed density is 23 units per acre, which would be over 40 units on this site. We were able to fit only 20 regular shaped town homes without a gate, and chopped up common spaces on the site, but with the circular layout, we were able to get 20 unusual and unique town homes with a gate and a large centralized common area. Other properties in the area are larger and more rectangular in shape, making them better suited for traditional rectangular shaped town homes.

- 2 Authorizing the variance is necessary for the preservation and enjoyment of substantial property rights:

Through this variance, we are preserving the enjoyment of substantial property rights by maximizing the possible density through a creative solution to an odd shaped lot. By creating this circular design, we are able to push the town homes to the outside edge of the awkwardly shaped lot, thus maximizing both the density of the site and the common area left over in the middle of the site. These are positives for new owners of the townhouses that will have the maximum amount of continuous open space, inside a uniquely laid out project that truly responds to its site.

- 3 Special circumstances were not created by the owner or applicant:

The size and shape of the lot were not created by the owner or applicant, nor was the singular interpretation of the front and rear setback definition. The only thing created by the applicant is a creative solution to a difficult site. R5 zoning is the only residential zoning that calls out for buildings to be located on either the zero foot or the 10 foot set back. It seems that the spirit, or intent behind this "either/or" setback is to create a denser urban feel by eliminating side yards, but if a side setback is desired on a project, 10' is required. The "square" units on the north of the site adhere to this setback. The code does not allow city staff any leeway to consider projects that propose a setback between 0 or 10 feet for front or rear setbacks where no other buildings are adjacent--designs that otherwise satisfy building safety requirements, yet in an innovative and creative way. The strict interpretation of the code doesn't allow city staff to evaluate each project on its own merit, thus eliminating possible new concepts and designs in site development. While this project is still within the spirit of the code, it is not within the literal interpretation.

- 4 Authorizing the application will not be materially detrimental to persons residing or working in the vicinity, to the adjacent property, to the neighborhood, or to the public welfare in general:

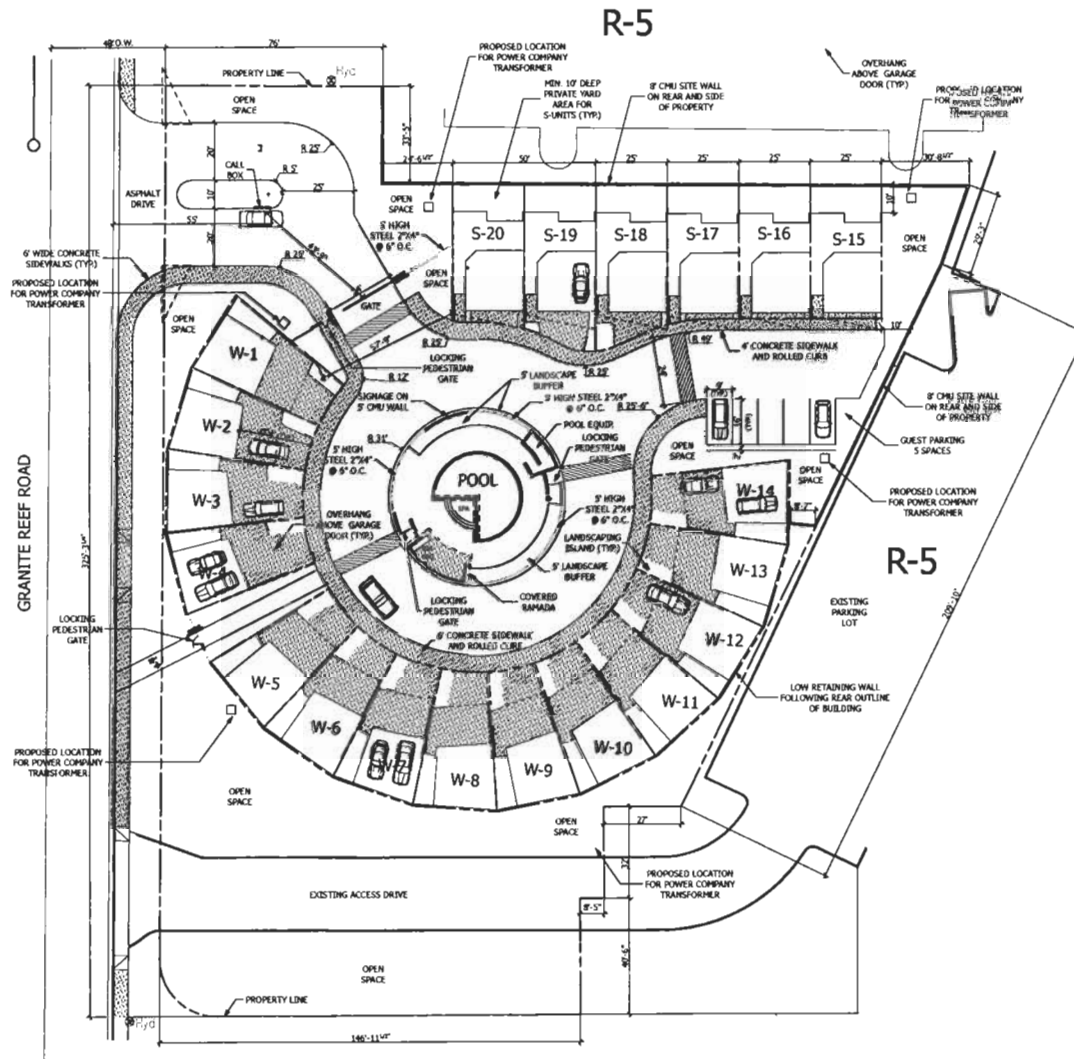
Granting this variance will not be materially detrimental to persons residing or working in the vicinity or to the public welfare in general. We are asking for *an increasing* front and rear setback that is *within* the range of the current R5 zoning setback requirement. This project will

bring additional new and dynamic living space to this infill parcel otherwise destined to be an underutilized scrap of land with a mediocre assembly of boxes on it. The creative design will bring development to an otherwise, misshapen lot that is currently an eye sore, creating more opportunities for home ownership close to major South Scottsdale employers. Being town homes, they will potentially increase the level of owner occupancy in the area.



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I-1



R-5



### GRANITE REEF CIRCLE LOFTS PRELIMINARY SITE PLAN

SCALE: 1" = 20'-0"

NOTES:  
 ZONING CASE NUMBER: 216-PA-2005  
 SITE ADDRESS: 1401 N. GRANITE REEF ROAD  
 SCOTTSDALE, AZ 85257  
 PARCEL NUMBER: 131-06-024-L  
 GROSS SITE ACREAGE: 1.775 ACRE  
 NET SITE ACREAGE: 1.48 ACRE  
 REQUIRED OPEN SPACE: 31% (19,917.81 sq ft) OF NET SITE ACREAGE  
 PROVIDED OPEN SPACE: 32.28% (20,098.92 sq ft)  
 GROSS FLOOR AREA BUILDING 1: 6984.08 sq ft  
 GROSS FLOOR AREA BUILDING 2: 17,460.2 sq ft  
 GROSS FLOOR AREA BUILDING 3: 11,101.2 sq ft  
 NUMBER OF UNITS: 20 TOWNHOMES  
 DENSITY ALLOWED: 23 UNITS/ACRE  
 DENSITY PROPOSED: 11.26 UNITS/ACRE  
 REQUIRED PARKING: 2 SPACES PER UNIT = 40 SPACES  
 PARKING PROVIDED: 2 SPACES PER UNIT + 5 ON-SITE GUEST  
 SPACES = 45 SPACES  
 ALL WEDGE UNITS (14) HAVE INDIVIDUAL 23' DEEP DRIVEWAYS FOR  
 GUEST PARKING PER UNIT  
 INDIVIDUAL REFUSE PICK-UP PROPOSED PER TOWNHOME

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**GRANITE REEF CIRCLE LOFTS  
TOWNHOUSE COMMUNITY**  
1401 N. GRANITE REEF ROAD  
SCOTTSDALE, AZ

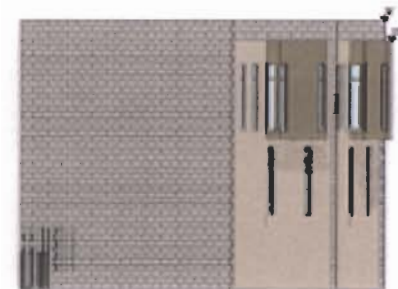
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SCALE: 1" = 20'-0"

ARCHITECTURAL SITE  
PLAN

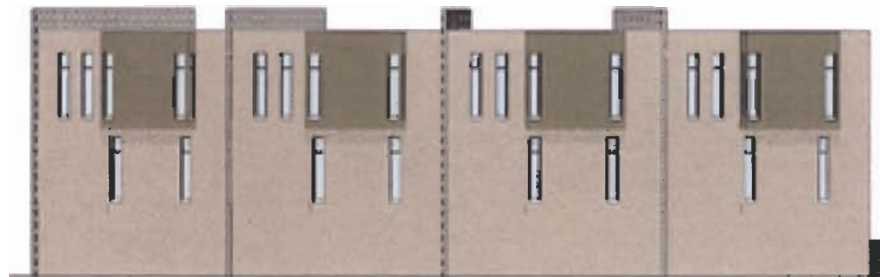
A1.3



1 FRONT ELEVATION  
BUILDING 1 (BUILDING 2 SIMILAR)  
SCALE: 1/8" = 1'-0"



2 RIGHT SIDE ELEVATION  
BUILDING 1 (BUILDING 2 SIMILAR)  
SCALE: 1/8" = 1'-0"



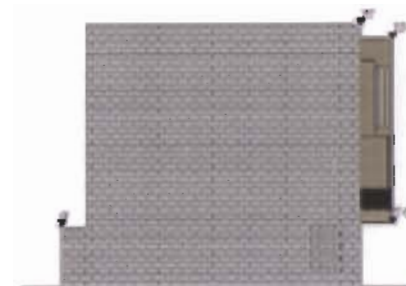
3 REAR ELEVATION  
BUILDING 1 (BUILDING 2 SIMILAR)  
SCALE: 1/8" = 1'-0"



4 FRONT ELEVATION  
SQUARE UNIT 6 BLOCK (BUILDING:  
SCALE: 1/8" = 1'-0"



1  
REAR ELEVATION  
SQUARE UNIT 6-BLOCK (BUILDING 3)  
SCALE: 1/8" = 1'-0"



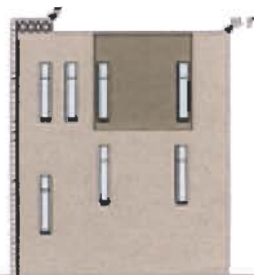
2  
CMU SIDE ELEVATION  
SQUARE UNIT  
SCALE: 1/8" = 1'-0"



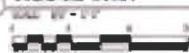
3  
FRONT ELEVATION  
BUILDING 3  
SCALE: 1/8" = 1'-0"



4  
STUCCO SIDE ELEVATION  
SQUARE UNIT  
SCALE: 1/8" = 1'-0"



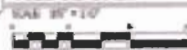
1  
REAR ELEVATION  
WEDGE UNIT



2  
STUCCO SIDE ELEVATION  
WEDGE UNIT



3  
FRONT ELEVATION  
WEDGE UNIT



4  
CMU SIDE ELEVATION  
WEDGE UNIT



**GRANITE REEF CIRCLE LOFTS**  
**TOWNHOUSE COMMUNITY**  
 1401 N. GRANITE REEF ROAD  
 SCOTTSDALE, AZ



DATE: 1/16/06  
 TIME: 11:00 AM  
 SCALE: 1/8" = 1'-0"  
 PROJECT: 1401 N. GRANITE REEF ROAD  
 SHEET: 1401 N. GRANITE REEF ROAD

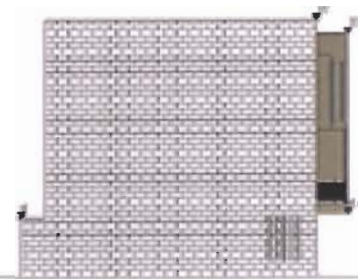
1401 N. GRANITE REEF ROAD  
 TOWNHOUSE COMMUNITY

A4.4

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 2/16/06



1  
REAR ELEVATION  
SQUARE UNIT  
SCALE: 1/8" = 1'-0"



2  
CMU SIDE ELEVATION  
SQUARE UNIT  
SCALE: 1/8" = 1'-0"



3  
FRONT ELEVATION  
SQUARE UNIT  
SCALE: 1/8" = 1'-0"



4  
STUCCO SIDE ELEVATION  
SQUARE UNIT  
SCALE: 1/8" = 1'-0"



**GRANITE REEF CIRCLE LOFTS**  
**TOWNHOUSE COMMUNITY**  
 1301 N. GRANITE REEF ROAD  
 SCOTTSDALE, AZ

DESIGN REVIEW SUBMITTAL



PROJECT: 1301 N. GRANITE REEF ROAD  
 SHEET: A4.5

A4.5

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## Granite Reef Circle Lofts

TOWNHOUSE COMMUNITY